

LAKE MANASSAS CONNECTION

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Lake Manassas Connection

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The Lake Manassas Residential Owners Association
Volume 14, Issue 3

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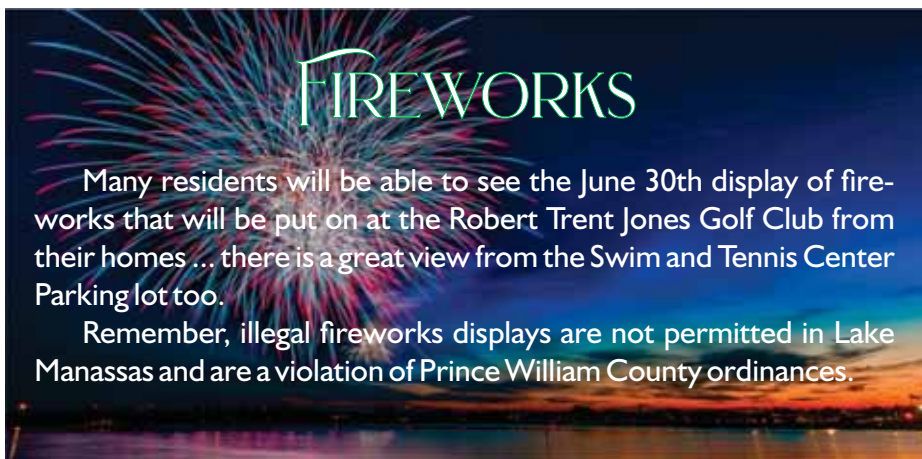
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Many residents will be able to see the June 30th display of fireworks that will be put on at the Robert Trent Jones Golf Club from their homes ... there is a great view from the Swim and Tennis Center Parking lot too.

Remember, illegal fireworks displays are not permitted in Lake Manassas and are a violation of Prince William County ordinances.

DISCLAIMER – The *Lake Manassas Connection* is an official quarterly publication of the Lake Manassas Residential Owners Association. Publication in the newsletter of resolutions, rules, regulations and meetings duly adopted or called by the Board of residents of meetings or the adoption and implementation of these enactments of rules for the purposes of enforcement. Neither the Lake Manassas Resident Association, the Board of Directors, the Communication Committee, the Board of Governors, staff nor Members make any representation as to the validity or qualifications of any advertisers. The *Lake Manassas Connection* staff reserve the right to decline any advertisement for any reason it deems appropriate. Submitted articles are the opinion of the author and do not reflect the opinions of the newsletter team, or the Association. Articles submitted are subject to editing for clarity and length and should not be self promoting or promoting a family member, friend, business, etc. The subject should be of general interest to our Lake Manassas residents. Articles and photographs appearing in *The Lake Manassas Connection* may not be reproduced in any manner, without the express permission of Imagery.

THE LAKE MANASSAS COMMUNITY

GATEKEY SYSTEM PROCESS

On March 1 of this year, the resident lane at Stonewall Gate was opened. A turn-around lane was also added at the gate. During the month of July, a resident's lane at the Baltusrol Gate is scheduled to be completed. What that means is that residents will be allowed to access the Community with their RFID card at either gate.

It also means that for the first time the gate attendant will be able to stop and screen all visitors entering the Community without the inconvenience to or interference with a resident's access. Additionally, with turn around lanes at both manned gates, our gate attendant will be able to monitor the turn-around of a visitor that has not been authorized access to the Community.

The residents of our Community have repeatedly requested that the security and safety of the Community be improved. The GateKey System process is one of the best ways to meet that goal. However, each resident has an important role – that is, to assist the Community by updating and/or activating their GateKey Account as soon as possible.

GateKey System -

In November 2017, the Community installed the GateKey System, which is the Community's internet-based resident and guest access management system. The system is designed to facilitate the permission for non-residents to enter the Community.

In August 2018, a “denied access” protocol will be implemented at each manned gate for visitors not registered in the GateKey System. Gate attendants will be instructed to deny access to any visitor and/or vendor that have not been listed in the GateKey Account for the resident address they are visiting.

This means that all homes in the Lake Manassas Community will have to register all visitors and service vendors in their GateKey Account, or those visitors will be denied access to the Community.

Your GateKey Account will have to list the guests and service vendors as either permanent or temporary guests. Residents also have the option to create a “Party List” for special, one-time events. If the guest or the name of the service vendor is not listed as a permanent, temporary, or party guest they will be turned away at the gate. However, the turn-away will only occur after one attempt is made by the gate attendant to contact the home and authorize entry using the primary phone number listed in

the resident's GateKey Account. Therefore, it is imperative you ensure that the telephone number that is listed in your GateKey Account... is correct and accurate. It will also be important that all residents, including children, are listed in the GateKey Account (resident module) to ensure efficient entry processing.

You can also opt to receive a text or email message upon your visitor's arrival. Conversely, if there are visitors that you don't want to have authorized access, they may be listed in the “Deny Access” module of your GateKey Account.

Residents with an Existing GateKey Account -

If you already have a GateKey Account, you should assure that the information in your account is current. As you review the account be certain that approved recurring guests and vendors are listed in the Permanent GuestList, and that the Temporary List is used for one-time or infrequent guests. Additionally, for one time or infrequent vendors/deliveries/services, make sure specific dates and times of visit are included. Your GateKey Account can be updated at any time.

Residents Without a GateKey Account -

For assistance in activating a GateKey Account, establishing login credentials and completing all necessary information, contact Lindsay at our Community Management Office at (703) 753-7745, or call SOS Security at (703) 988-5702 for assistance.

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Director, LMA Liaison

Summer is here! The pool is open and hours are posted on the website. After extended discussions with the Lake Manassas Association, the Baltusrol resident lane has been approved and will be made operational in the month of July. This will enable us to institute the non-registered visitor turn away protocol possibly in mid to late August. Please see the article on Page 2 in this publication for details. **It is important for all residents to be registered on GateKey and all visitors entered into GateKey prior to entry into the community to avoid congestion at the gates.**

Financial Update:

- **Budget & Finance Committee:** One of our newer residents to the Lake Manassas community, Joshua Quill, has volunteered to be Chairman of the Budget and Finance Committee. Josh is currently a Senior Advisor to the Under Secretary for Benefits for Veteran Benefits. He has experience with budgets and is more than qualified for the position of Chairman. Thank you and welcome Josh.
- **Current Financial Conditions:** Through April our income exceeded our expenses. This is primarily due to low snow removal costs this past winter. This should allow us to reach the Board's goal (as recommended by our auditor) to achieve a 10% equity position. At the end of last year, we had \$41,638.56 in Prior Year's Equity. Long term the goal is to achieve 20% Owners Equity which acts as a Reserve if we have unexpected losses in a given year.
- **Bad Debt:** In April we estimate a \$20,000 write for bad debt (residents that are in arrears of their HOA assessments). We do have a very aggressive program in place for collection of payments. In addition, in some cases owners that are not current with their assessment are restricted from using certain Association amenities.
- **Reserves:** At this time our Reserves are fully-funded and our Reserve Study recently updated. As the community ages we have begun to mill and re-pave parking lots and certain roads. These are major expenses for which we have planned. Our current financial position assures we have sufficient funds in place to maintain our current assets. A plan is being developed to add some of the future funds we will receive from the Basheer town home development to our Reserves. This was a commitment made to the community, whereas after certain projects were completed (improvements to all the gates -- including resident-only lanes, pool improvements landscaping projects, basketball & sport courts, buildings, etc.) excess funds would be placed in the Reserves to minimize future HOA assessments.
- **HOA Assessments/2019 Budget:** By the time you get this issue of The Lake Manassas Connection, and barring any unexpected changes in our financial position, there will be no increase in the base assessment for Fiscal Year 2019. There will, however, be a \$1.00 increase to the pipe stem assessment. As we have new contract negotiations and inflation we anticipate a possible 1% to 3% increase in assessments in the 2020 Fiscal Year. The Board is very conscious of the fact to avoid increases when at all possible while maintaining our current assets (roads, pool complex, tennis and sport courts, building, etc.) and status as a "premier community" in Prince William County.

Activity Since April 2018:

- The LMROA Quarterly Board meeting was held May 24, 2018. The budget for FY 2019 was approved and copies were mailed out to members on June 1st.
- The Covenant's Committee is working on updating the parking policy following resident feedback.
- Community Gate Improvement Projects
 - Stonewall – landscaping has been completed and bids are being obtained for the stone façade for the front of the guard house.
 - Baltusrol – resident lane targeted to be open in July
 - Amsterdam – bids obtained to replace the rock on the walking path with a stone column to match those at the gate or a bollard.

(Continued)

- The CSVAC has made the speed radar sign operational and data is being collected in various areas of the community. Information will be shared in future articles. The speed calming project will take place in conjunction with other paving activities in the community.
- The Swim and Tennis Committee meets regularly. We are in the second year of a three year contract with Virginia Pools. We are pleased to have several lifeguards from last summer return this summer.
 - Light repairs have been made on tennis courts
 - The main pool and wading pool have been white coated
 - The Swim and Tennis Center parking lot was paved this spring
 - Florals have been added to the pool deck
- The Communication's Committee work is progressing with online forms completion with a year-end target to implement. They continue to monitor the website and make updates as necessary.
- The Budget and Finance Committee completed its work on the FY 2019 budget; a copy was mailed to all owners on June 1st.
- The Modifications and Construction Committee has been very busy with applications for new construction and homeowner improvements. Please remember to submit your applications prior to starting work. No exterior modification is to be made without approval of the MCC; doing so may result in a covenants violation being assessed to your account. Finally, there

are two vacancies on this Committee; any homeowner that is interested should contact the Community Manager.

- Community Wireless Structures (CWS) has temporarily withdrawn its application to construct a cell tower near VDOT on Rte. 29. Please see the letter included in this publication on Page 4 from CWS. We encourage all residents to continue to make their feelings about this construction known to County Supervisor Lawson. We will keep everyone apprised of future meetings regarding this issue.
- LIDL market – final construction permits have not been filed with PWC.

Planned Actions for the balance of 2018:

- Tennis and Sport Court repairs to be made this summer
- Street light post repairs/painting in summer/fall
- Assess walking trails for possible repairs
- Retaining wall behind Kamehameha Place to be replaced

The Board would like to thank all of our volunteers for their service and support. We encourage all residents to volunteer.

We would also like to thank all residents in the community for their valuable feedback in helping improve the Lake Manassas Community – a great place to live! Enjoy your summer!

Sincerely

Gary, Bob, Don, Rex and Joe

Our credit card is as thin
as a credit card.



TheOtherApple.org



MANAGEMENT REPORT

Michelle Wingo
General Manager
mwingo@cmc-management.com



Lindsay Payne
Covenants Administrator
lpayne@cmc-management.com

*“Friends, sun, sand, and sea,
that sounds like a summer to me.”
~Author Unknown*

Adrienne Harper
Portfolio Manager
703.631.7200 (office)
aharper@cmc-management.com

Spring seemed to bring us a lot of wind and rain. Hopefully summer will bring us sunny days for all of those graduations, weddings, vacations, picnics and pool opening!

Pool Hours - The community pool is open daily from 11 am until 8 pm, however during the last week of August when Prince William County Schools are back in session, weekday hours will be from 3pm until 8pm. The pool closes for the summer at 8pm on Labor Day.

Pool Passes - If you need a pool pass, please contact the site office to schedule a time to pick one up. If you have electronic key cards from previous years, then you do not need to register again -- electronic keys are intended to be used year after year.

Pet Protocol - There have yet again been recent incidents

where it has been reported to us that pets (both dogs and cats) have been seen roaming freely, dogs being walked without use of a leash by the owner while allowing their animal to defecate/urinate on private property – then not cleaning it up! There have also been reports of owners tossing bags of dog excrement into the woods or alongside the paths. This is unacceptable. Please clean up and dispose of pet waste properly. Also, be aware of where you are walking your pets – especially where you allow your dog to urinate. Brown/burned spots on lawns from dog urine is unsightly, unsanitary and unfair to residents to who work so hard to maintain their lawns.

Whatever your plans, I hope summer brings you relaxation and enjoyment with family and friends!

Michelle

COMMITTEE REPORTS

BUDGET & FINANCE



Joshua Quill, Chair

COMMITTEE ROSTER
Romesh Deora
Dick Knodt
Don Minogue, Board Liaison

While the Budget & Finance Committee has not held a meeting this quarter due to a last minute cancellation of the meeting for personal issues, the Treasurer has met individually with committee members to review the details and the back-up materials that support the 2019 Fiscal Year budget.

The only change that was recommended by the committee was that instead of one hundred percent of future Basheer funds being placed in the Reserve funds, a minimum of fifty percent be committed to go in to the Reserve account and the other fifty percent be non-committed and accessible for other projects or short falls that may occur. This allows flexibility of future Basheer funds. We understand this has been adopted by the board by an administrative resolution.

ENJOY YOUR SUMMER RESIDENTS...
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AND THANKS TO ALL WHO HELP KEEP IT THAT WAY.



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COMMUNICATIONS



Shashi Mehta, Chair
skm8159@gmail.com

COMMITTEE ROSTER

Ron Allen
Jane Houston
Ram Venkateswaran
Rex Luzader: Board Liaison

After many months of planning and preparation, on March 1 of this year, the resident lane at Stonewall Gate was opened. A turn-around lane was also added to the gate.

GATEKEY

To support this long anticipated security measure, registration on the "GateKey" visitor access system has been frequently communicated and promoted by LMROA. If you have not yet registered on the GateKey visitor access system, please prioritize doing so in order to avoid future problems for you and your visitors.

Registering for GateKey ensures your guests trouble-free access when visiting. You can also elect to receive text or email notifications upon their arrival. More importantly, security of our community is enhanced by turning away non-authorized visitors. To ensure success, support from the community is needed from all residents.

LMROA.COM

The community website launched on January 1, 2017 has achieved great success. A large percentage of LM residents have registered on our new website, and are now benefitting from the proactive communications by LMROA. Our community website provides important announcements, calendars of events, forms, financial data and of course our community newsletters. If you have not yet registered on the LMROA website, you are missing out on the benefits. We strongly encourage you to do so! If you require assistance, with GateKey or our website, please contact the site office and our LM office staff will help you get the process underway.

It is through the collective support by all of our residents, that our community will reach its mutual objectives. Thank you for your continued support.

COVENANTS



Ron Allen, Chair
LMROACovenants@gmail.com

COMMITTEE ROSTER

Rowland Bowers
Tom Cumber
Bob Hale: Board Liaison

WE NEED VOLUNTEERS!

Please contact
Michelle Wingo if you
are interested.

Summer heat can take a toll on your lawn. If you mow too low, water too much or too little, or ignore early signs of problems, your grass can become lackluster or die in small or large patches. The consensus among experts is to:

- Leave your grass taller (5 to 6 inches), it shades soil which reduces water evaporation, leads to deeper roots and prevents weed seeds from germinating. Mow timely so as to never remove more than one-third of the leaf surface at a time.
- For the healthiest grass, water your lawn deeply and less frequently.
- Grubs are one of the most damaging types of lawn pests. Japanese beetles, June bugs, and European chafers lay eggs in early to midsummer and hatch into grubs in mid-to-late summer. Therefore, the best time to treat for them is late summer to early fall.
- A dull mower blade tears grass and creates ragged, brown edges that provide an opening for disease organisms. The rule of thumb is that a blade lasts for 10 hours of mowing before needing sharpened or replaced.
- Warm-season grasses (bahia, bermuda, centipede, zoysia) do most of their growing in the summer when temperatures are between 75-90 degrees. In the fall they go dormant, turn brown, and

won't green up again until spring. Fertilize them in early spring (after a mild winter) or late spring (after a cold winter).

- There are a number of different types and blends of cool-season grasses. As a general rule do not fertilize cool-season lawns during the summer, wait until fall/early spring to do so. Apply weed control in late summer/early fall. Do not apply a pre-emergent herbicide if you plan to seed or over seed.
- Summer activities can result in toys, water games, lawn chairs, and tools, among other things, being left on the lawn. Avoid harming or killing grass crowns by putting "stuff" away after use.

Now that shrubs are being trimmed and grass is being cut regularly, please remember that yard clippings are collected only on Thursdays and can be set out the evening before collection (Wednesdays after sundown). There has been an increase in the number of incidents where clippings are being set prior to sundown -- or in some instances -- days in advance of collection day.

There also appears to be some confusion as to what can be set out for collection on Mondays and Thursdays. If you have questions about what and when American Disposal will pick up, or if you need to schedule a special pick-up, you can contact them at 703-368-0500.



COMMUNITY WIRELESS STRUCTURES

June 1, 2018

Re: SUP2018-00017
Proposed Telecommunications Facility - 14813 Lee Highway

Residents of the Lake Manassas Community:

Following the contentious Planning Commission hearing in April, CWS decided to defer the May Board of Supervisors public hearing.

Residents of Lake Manassas voiced many concerns about the CWS application but height/visibility got the most attention. Perhaps we are wearing rose colored glasses, but we were encouraged by this focus since height is solvable. By means of this letter, we are asking those who live locally: "Is there a height that you can support at this location?"

First we will review why we are committed to the location of our application. It's in close proximity to a power line, the VDOT yard, the Rehabilitation and Assisted Living Facilities and the future mixed-use development along Baltusrol Boulevard. The proposed telecom facility would be nested inside a group of parcels that are commercial or industrial in character. It's also about 1,400 feet or a ¼ of a mile from the nearest Lake Manassas residences (a long distance in telecom siting), and views from within the nearby residential communities are extremely limited. Finally, many of the mature trees will survive pending development plans and continue to do a good job of screening the lower parts of the facility.

Many speakers at the public hearing insisted that there are better locations for this infrastructure. We disagree for 2 reasons. First, we evaluated 18 parcels in the vicinity and rejected all of them for a variety of compelling reasons. Second, the proposed location is right in the middle of the service gap formed by the surrounding network of towers in the greater Gainesville area. Verizon Wireless has been looking for a viable location in this area since 2013. Infrastructure is needed here. Based on our 20 years of experience in site acquisition and tower development, further searching will not yield a more appropriate site.

Citizen perceptions and opinions relating to health and property values are likely not something we can change, nor do we have resources to mount such an educational campaign. That said, if there is interest, we would be happy to host a discussion on those topics.

We agree with the position of the World Health Organization (WHO), the National Institutes of Health (NIH), the International Electrical & Electronic Engineers (IEEE), and the Federal Communications Commission (FCC): emissions from towers do not pose a threat to those living in the vicinity at ground level. We also believe that robust and reliable wireless service is an important factor to those buying a home.

If there is a middle ground on health and property values, then CWS may be able to offer the community relief on the primary objection: visual impacts. In short, we would like to see if there is a lower height that the community will support. If the citizens propose a height that works aesthetically, we will analyze it relative to the needs of Verizon and the needs of the other carriers who will co-locate here. There are also ways to help camouflage the structure by painting the pole, antennas and other attachments a sky color.

We encourage those living locally to share thoughts with us, and to engage in a discussion of a potentially workable height. We will await feedback before proceeding with any further activity on the application.

Sincerely,

Hope McCreary
Vice President
(703) 728-7400

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"The LMROA Board encourages residents to contact Prince William County Supervisor Jeanine Lawson with thoughts and comments on the proposed cell tower."

COMMUNITY SAFETY & VISITOR ACCESS



Rowland Bowers, Chair
rthbowers@comcast.net

COMMITTEE ROSTER
Robert Glista
Gary Seyster
Gary Border, Board Liaison

BEHIND THE GATE HOUSE

The CSVAC typically meets every other month or on an as needed basis. We are looking for volunteers. If you are interested please contact Michelle Wingo at mwingo@cmc-management.com

Often the first individual with whom residents and visitors come in contact with, as they enter the community, are the gate attendants who man the two gatehouses (Baltusrol and Stonewall Gates). The job can be demanding, as our community has approximately 565 homes and experiences hundreds of vehicles passing through the “visitor” and “resident” access lanes on any given day.

Who is behind the Gatehouse? SOS Security, with whom the Lake Manassas Association, the Lake Manassas Residential Owners Association and Robert Trent Jones Golf Course have a relatively new (one year) relationship with. SOS trains and deploys the gate attendants, who man our gates and also provide roving covenants patrol services to the LMROA. SOS Security, founded in 1969, is a global provider and the fifth largest provider of security personnel in the US and has more than 10,000 employees world-wide. They provide security and support services to hundreds of commercial, governmental, and private organizations throughout the world.

What does it take to become an SOS Security officer? These key community partners go through a rigorous and thorough screening, pre-deployment, and on-the-job training program. After passing a series of pre-screening procedures (phone, in-person interview, and reference checks), each gate attendant assigned to Lake Manassas is registered to perform security work through the Virginia Department of Criminal Justice (DCJS), who complete a background check that reviews local, state, and federal databases. An E-Verify employment eligibility check is also conducted. Once successfully on-boarded, each officer must maintain his or her DCJS registration including continuing education recertification classes.

In addition, all gate attendants assigned to Lake Manassas complete comprehensive training administered by SOS Security's full-service DCJS certified Training Academy, which includes course such as DCJS unarmed core subject training; CPR/AED Standard First Aid; customer service; and on-the-job training, which includes post orders and policies.

Of note, SOS Security gate attendants deployed at Lake Manassas do not have arrest or detention authority and their primary role in the event of an emergency is to contact the appropriate responding authority (e.g. Prince William County Police).

Measuring Performance: SOS Security management has a robust quality assurance program and structured field-level and headquarters-based organizational matrix where officer performance is objectively reviewed to ensure expectations are met. GateKey, LMA/LMROA/ RTJ's online guest registration program which has greatly expedited validated guest access, is one example of SOS bringing technology to bear, increasing their efficiency as well as customer satisfaction. Use of GateKey will allow us to effectively implement a visitor access program that allows entry to only those visitors that you approve. Program success depends on all residents having a GateKey account.

The video and surveillance equipment at each of our gatehouses enables the LMROA management team to collaborate with SOS Security and helps guide resolution when the occasional issue arises.

So, the next time you pass through a gate, please don't hesitate to give a wave to those gate attendants who help positively contribute to making Lake Manassas an

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Diane Boyle, Chair
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If you are considering any alteration or improvement to the exterior of your home, you must first gain approval from the MCC. Also, it is in your best interest to submit an application **now** for any changes you have made without prior Modifications Committee approval -- especially if you are in the process of selling your residence. Association resale documents must be provided by you to potential home buyers. Upon ordering the resale documents a resale inspection will be performed at your property. This informs buyers that all exterior modifications have been approved and conform to the design guidelines. Changes made without an approved application may result in a Covenants Violation citation and could possibly delay the sale of your home.

Modification applications must be filed at least four business days prior to a scheduled meeting in order to ensure the committee has time to examine them and schedule any needed property inspections. The application is available at the community website as well as at the onsite office. Michelle can assist you with any questions you may have with the process. The MCC generally meets on the second Monday of the month at 5:00pm at the pool office. Occasionally the meeting date is rescheduled due to members' availability, so check with Michelle.

In addition to reviewing homeowner applications for exterior modifications, the committee conducts monthly common area inspections between March and November and provides a written report to the board that includes recommended replacements/improvements.

We would like to extend our appreciation to former committee members Peter Metrinko and Peggy Potochar for their service to the committee and community.

The committee is in need of volunteers. If you are interested please contact Michelle at mwingo@cmc.management.com. Have a nice summer!

Diane, Barbara and Sara

SWIM & TENNIS



John Short, Chair

COMMITTEE ROSTER
Grete Bravo
Bev Luzader
John Schoeb
Cole Spalding
Rex Luzader: Board Liaison

**Daily
Pool hours
11am - 8pm**

Virginia Pools will be managing our pool facilities again this summer. We are happy to welcome a few new guards and are pleased to have several of our outstanding life guards from last year return to us.

Pool hours are daily from 11am until 8pm, however during the last week of August when Prince William County Schools are back in session, weekday hours will be from 3pm until 8pm. The pool closes for the summer at 8 pm on Labor Day. White coating of the main pool and wading pool has been completed and the pool is looking great!

In order to comply with the Prince William County Noise Ordinance, anyone using the sport courts must exit the Swim and Tennis Center facility by 10pm. Lights on the sport courts are on a timer and shut off promptly at 10pm. Our gate attendants monitor the surveillance cameras at our facilities and will contact Prince William County Police to escort individuals from the premises after 10pm.

There will be some minor cracks repaired on the courts this summer. While repairs are being made there will be no access to the courts which will be cordoned off for a day or two until they are ready to be reopened. In order to keep our courts from deteriorating and in the best shape possible, rollerblading, skate boarding and the use of hard balls on the tennis back board is prohibited. Also, please do not roller blade, skateboard or bicycle through the breezeway at the pool entry gate.

There are several swim meets at the pool this summer, including Divisionals. The pool typically opens by 1pm after a meet (after the pool has been cleaned). We hope you will support our Blue Dolphins Swim Team at their meets or by purchasing Krispy Kreme donuts from them periodically this summer.

We hope you enjoy the Swim and Tennis facilities and your summer!

John, Bev, Cole, John and Grete



By Gary Huebner, PGA ~ Stonewall Golf, General Manager


As we approach the official start of summer, we're excited to share the latest updates on Stonewall Golf Club and our Brass Cannon Restaurant with our Lake Manassas neighbors. We've made a number of improvements to our facility and our service offerings, and we hope you'll visit us regularly to enjoy our views and our hospitality!

Our "What's New" List Includes...


- A newly **renovated Magnolia Room** event space! Contact Juanita Olson to plan your next event!
- New Terrace tables and chairs with the same incredible views of Lake Manassas!
- A new (and ever evolving) menu in the Brass Cannon Restaurant!
- A new Chef and a new Sous Chef delivering "from scratch" cooking!
- A new **Happy Hour** menu with beverage & food specials **Monday-Friday from 4pm-7pm!**
- An improved **Burger Night!** Build your own for as little as \$8 on **Tuesdays from 4pm-8pm!**
- **LIVE MUSIC** on our **Terrace** (or in the Brass Cannon in inclement weather) on **Wednesdays from 4:30pm-8pm!** Wind down with our Wine Down Wednesday specials!
- A new **Pasta Night!** Choose your own pasta, sauce and add-ins and we'll make it fresh at our Live Pasta Bar on **Thursdays from 4pm-8pm!**
- Restaurant Hours from 11am-8pm Sunday-Wednesday and 11am-9pm Thursday-Saturday!
- A fully stocked Golf Shop with the latest in apparel and equipment!
- An improved golfer loyalty program, the Cannon Club, offers incredible value and specials!

To reiterate what I shared in past editions of this magazine, our goal is to create and further an environment that makes community residents want to frequent our restaurant, event spaces and golf course by combining the offerings of quality food, services and amenities with a welcoming, friendly atmosphere. While Stonewall is a public-access facility that is marketed as such throughout the region, we embrace our position in the local community and we pay special attention to providing hospitality to our Lake Manassas neighbors. We look forward to seeing you soon!


Gary Huebner, PGA



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Your Relaxation Our View



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ONE SPECIAL DAY -

JACOB MARK BLACKWELL MEMORIAL GOLF TOURNAMENT



Theo Batistas, Don Mayer,
Thomas Prichard and Paula
Whitaker

Winning Foursome of the
Jacob Mark Blackwell
Memorial Golf Tournament

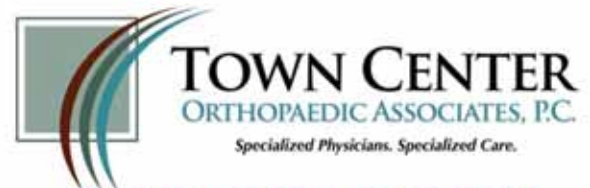
What a beautiful day! What a wonderful tribute! And most importantly, what a sensational launch to our collective effort to help others through www.bwelltoday.org. We could not let this weekend come to an end without a short note of appreciation and acknowledgement of all who participated and all who gave their time and resources to making this inaugural Jacob Mark Blackwell Memorial Golf Tournament a rousing success.

It was a great day!

We were blessed with a picture perfect day wedged between Virginia's version of monsoon downpours, a course in great condition despite all the week's rain, and a full field of 77 golfers hailing from ten states and the District of Columbia. We didn't have a winner of the Corvette for a hole in one on #11 at Fauquier Springs Country Club, but all gave it their best shot at fame and local lore had their ball rolled into the cup. We just need to figure out a way to get mulligans into that hole! New friends, friends from times gone by, family, and new supporters all had a great day on the course. We are so thankful for you all.

There are many letters of appreciation and thanks yet to come, but we could not let the day end without passing along a simple thank you from the bottom of our heart to you all for making this a such a wonderful event. Thank you for making a difference!

With gratitude,
The Blackwell Family



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REAL ESTATE IN LAKE MANASSAS

SALES

(Second Quarter 2018 up to 5/14/18)

*DOM = Number of "days on Market"
NC Indicates new construction

ADDRESS	SOLD PRICE	LIST PRICE	DOM*	AGE
8026 Kamehameha Place	\$ 465,000	\$ 469,000	9	20
8000 Kamehameha Place	\$ 499,999	\$ 499,999	6	17
15013 Ransom Oaks Court	\$ 625,000	\$ 639,900	140	14
8100 Amsterdam Court	\$ 650,000	\$ 674,900	0	18
15671 Spyglass Hill Loop	\$ 665,000	\$ 665,000	11	13
8299 Roxborough Loop	\$ 680,000	\$ 693,500	9	16
8247 Roxborough Loop	\$ 740,000	\$ 749,900	6	14
15952 Spyglass Hill Loop	\$ 770,000	\$ 799,900	17	17
8488 Link Hills Loop	\$ 900,000	\$ 899,990	13	10
15854 Spyglass Hill Loop	\$1,150,000	\$1,175,000	5	14
15858 Spyglass Hill Loop	\$1,150,000	\$1,245,000	94	14

CURRENT LISTING & PROPERTIES UNDER CONTRACT

ADDRESS	LIST PRICE	AGE
7958 Bonnie Briar Loop	\$ 599,900	24
8240 Roxborough Loop	\$ 649,900	14
8309 Hancock Court	\$ 699,900	14
8495 Link Hills Loop	\$ 699,900	13
8092 Crooked Oaks Court	\$ 699,900	21
15843 Spyglass Hill Loop	\$ 739,000	15
8441 Link Hills Loop	\$ 774,999	14
8341 Roxborough Loop	\$ 799,000	14
15928 Spyglass Hill Loop	\$ 799,900	17
8023 Bonnie Briar Loop	\$ 824,999	14
14923 Alpine Bay Loop	\$ 899,999	23
15850 Spyglass Hill Loop	\$1,699,000	16

Information is believed to be accurate, but should not be relied upon without verification.

*DOM means "Number of days on Market"

COMMUNITY CLUBS

Residents help us help you. Tell us about your club - who's invited, where you meet and when, and what residents can expect. Please make sure your information is current and let us know if there is a change. If you are interested in starting a new club - there's no better place to announce it than right here! Write us at newsletter@lakemanassasroa.com and imageryads@aol.com.



BOOK CLUB

Contact: Deanna at
202.909.3824

[/deanna.mae.trotter@gmail.com](mailto:deanna.mae.trotter@gmail.com)

This interesting club meets once every 2 weeks and is a great way to get to know others in the community while sharing impressions on a variety of reading materials. New members are encouraged to attend!!! Try us out — and enjoy some great conversations about books and some other things.

PHOTO FUN

Contact: Helen Watt at
703.743.5499 or
hwattmemories@gmail.com



This group meets at 10am - 2pm and/or 7pm - 11pm on the 2nd Friday of each month at Helen's home. Feel free to bring a snack or drink to share.

Description: Ready to have fun with your photos? Join us once a month to honor and celebrate those we love with all the great photos we're taking. Bring your piles of printed pictures to get organized, photo album project to work on or your laptop for all those jpg files. There's lots of great table space to spread out. I'm a busy mom of 3 and know, for me, working with pictures is not overwhelming when I focus on simple solutions and lots of great friend time together sharing our stories. Hope you can join us or stop by to check it out. Please RSVP.

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Tom Walton

SUMMER ACTIVITIES FOR ALL AGES - LOCAL STATE PARKS

Leesylvania State Park

2001 Daniel K. Ludwig Drive,
Woodbridge, VA

Leesylvania is nestled along the tidal shores of the Potomac River. Native Americans lived on this land for thousands of years. Capt. John Smith visited the area in 1608 on his voyage of discovery. It's also the ancestral home of Virginia's legendary Lee and Fairfax families. Listed on the National Register of Historic Landmarks, Leesylvania offers many land and water activities, including hiking, picnicking, fishing and boating. A universally accessible fishing pier, playground, boat launch, boat storage area, snack bar and store, visitor center and gift shop are available. A 20-station fitness trail and canoe and kayak rentals also are available. The Park Size is 543 acres.

Hours - 6am to a half-hour after sunset Monday through Friday 5am to a half-hour after sunset on Saturday and Sunday.

Mason Neck State Park

7301 High Point Road, Lorton, VA

This Northern Virginia park offers many outdoor activities and programs. It has hiking trails, 3 miles of paved multi-use trails, a large picnic area, a playground, a car-top canoe launch and a visitor center. Canoe, kayak and bicycle rentals are also available. Bird watching, especially for American bald eagles, and guided canoe trips of Kane's Creek and Belmont Bay are favorites with park visitors. The park's wetlands, forest, open water, ponds and open fields make it ideal for environmental study and wildlife observation. Nearby attractions include the Elizabeth Hartwell National Wildlife Refuge, Gunston Hall and Pohick Bay Regional Park. The Park Size is 1,856 acres.

Hours - 8am - dusk.

Fountainhead Regional Park

10875 Hampton Rd, Fairfax Station, VA

Discover Fountainhead Regional Park, 2,000 acres of rugged adventures in Fairfax Station, Virginia. Whether you're a cyclist, kayaker, hiker or miniature golf aficionado. Riders of all ability levels will enjoy the loops and features of our challenging mountain bike trail. Fountainhead Regional Park contains shared-use hiking and equestrian trails and provides trailhead access to the 19.7 mile Bull Run Occoquan Trail. Kayak, power boat and canoe rentals are available, or bring your own to our boat launch ramp on the Occoquan Reservoir. If you'd rather stay on land simply relax and cast a line at the fishing pier.

Hours - dawn to dusk.



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COMMUNITY CALENDARS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 Trash Recycling	3		5 Trash 6pm Communications	6	7
8	9 Trash Recycling 5pm Modifications & Construction	10	11	12 Trash	13	14
15	16 Trash Recycling 6pm Covenants	17	18	19 Trash	20	21
22	23 Trash Recycling	24	25 5:30pm CSVAC	26 Trash	27	28
29	30 Trash Recycling	31	 Pool Hours 11am - 8pm Daily Swim & Tennis Center Facility/Sport Court Close 10pm Daily			
			1 6pm Communications	2 Trash	3	4
5	6 Trash Recycling	7	8 7pm Swim/Tennis	9 Trash	10	11 3pm Budget & Finance
12	13 Trash Recycling 5pm Modifications & Construction	14	15	16 Trash	17	18
19	20 Trash Recycling 6pm Covenants	21	22	23 Trash Quarterly LMROA Board Meeting 6pm (tentative)	24	25
26	27 First Day Of School - Prince William County Pool Hours 3pm - 8pm	28 Pool Hours 3pm - 8pm	29 Pool Hours 3pm - 8pm	29 Pool Hours 3pm - 8pm	29 Pool Hours 3pm - 8pm	

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

SEPTEMBER Trash/Recycling WILL occur on Labor Day						1
2	LABOR DAY  8pm Pool Closes	4	5	6 Trash	7	8
9	10 Trash Recycling 5pm Modifications & Construction	11	12	13 Trash	14	15 2pm Budget & Finance
16	17 Trash Recycling 6pm Covenants	18	19 5:30pm CSVAC	20 Trash LMROA ANNUAL MEETING/ ELECTION 7pm (tentative)	21	22
23	24	25	26	27 Trash	28	29 30

All committee meetings are held at the onsite management office. Board meetings are held at the Stonewall Golf Club. Please check the website at www.lmroa.com for updates.

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Congratulations to Our Lake Manassas Graduates



ANNA METRINKO

Anna, the daughter of Peter Metrisko and Laura Miller, is graduating with a B.S. degree in Computer Science from the UVA School of Engineering and Applied Science. She hopes she'll find nice horse back riding trails near Richmond, where she'll be working for Capital One Bank.



OLIVIA MUMMA

Congratulations to Olivia Mumma who will be graduating with an advanced diploma from Patriot High School in June. Olivia is also an AP Scholar and is planning on attending a Virginia university in the fall studying the Sciences.

Graduation is an exciting time....
It's both an ending and a beginning
it's warm memories of the past and
big dreams for the future!



Prince William County Public Schools

2018/2019 Calendar

First Day of School - August 27

Thanksgiving Break - November 21 - 23

Winter Break - December 21 - January 1, 2019

Spring Break - April 15 - April 19

Last Day of School - June 11

GINA & ASHLEY OWENS



It is with great pride we announce that Gina will be graduating from Radford University with a degree of Bachelor of Science in Media Studies with a concentration in Journalism. Gina has aspirations of working on the front lines of news and current events. We are so proud of you love Mom, Dad, Michael and Robby.

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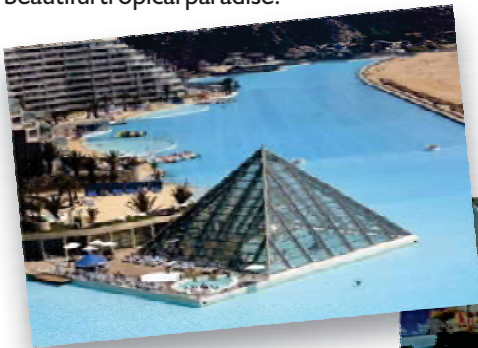
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Just for Fun....

The largest pool in the world!

The largest swimming pool in the world is in Chile at the San Alfonso del Mar Resort. This incredible pool holds an astonishing 66 million gallons, and cost over \$1 billion to construct. The pool boasts an incredible 22 acres. Imagine your HOA dues to maintain it!

So why did the San Alfonso del Mar Resort build such a massive swimming pool against the ocean? It turns out that the Chile waterfront contains some of the harshest coasts in the world. The water is so cold and frequently dangerous that it's actually prohibited to swim in the ocean! Thus, the San Alfonso del Mar Resort wanted a pool experience that could replicate a beautiful tropical paradise.



LET US HEAR FROM YOU!

We would love your feedback. What do you like about the *Lake Manassas Connection*?

What would you like to see more or less of? Do you have suggestions?

Do you have any ideas for this publication? Photos or a story to share

...

This is YOUR COMMUNITY PUBLICATION and we welcome your input.

Write to us at

newsletter@lakemanassasroa.com and Imageryads@aol.com

and please put *Lake Manassas Connection* in the subject line.

The deadline for the next issue - Fall, 2018 - is **September 1**

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PAINT COLORS ...

HOW THEY EFFECT YOUR HOME'S RESALE VALUE



There is nothing that can jazz up a home faster and for less money than a fresh coat of paint. It is the easiest way to make a home uniquely your own. But when it comes to selling your property it's best to go generic.

Recently the popular real estate website Zillow.com examined the effect that interior colors had on the selling price of some 32,000 homes. In general, it was discovered that muted blues and grays add the most value, while warm colors including reds, oranges and yellows reduced a home's value the most. But the financial impact of different colors varied in vital ways, from room to room.

Actually painting almost every room in a home blue or gray would make the home *visually uninteresting*. Instead, consider these money-making colors mainly in rooms where they will make the biggest bottom-line difference to the sale price based on the following information.

The thinking is that in today's world, especially in Prince William County - life is hectic and many are so overwhelmed, and the blues have a calming effect. That accounts for it's popularity however this advice is meant to help when you plan to sell. In the interim naturally find the colors that work for you. Blue has always been a popular color and gray, even greige (gray/beige). We found that the reds were especially *unpopular* because they were "hot" in the years 2000-2010 and now are viewed as "old" and people in our community generally want what's new and modern. Also the popular colors change quite frequently. All being said - it's your home so live as you desire, you've earned it. Our research is just meant as a guide for reselling.

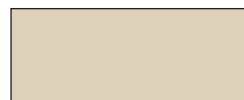
We researched a number of sources to determine the best colors for resale profitability in 2017/2018 and what we discovered was that the best colors change with the room.

• **Bathrooms:** Blue walls add to the value of a home while white walls subtract. The color of bathroom walls was found to have a bigger bottom-line effect on home selling prices than that of any other room—and even a bigger effect than the color of home exteriors. As any real estate agent can tell you, modern-seeming bathrooms are a big selling point for a home.

Shades of blue that fare especially well for bathrooms include light powder blue and periwinkle (a lavender blue). Shades of white that fare especially *poorly* include off-whites such as eggshell.

What is believed is that blue is the color of water. Our minds associate water with cleanliness, something home buyers particularly value in bathrooms. Besides, people just really like blue. In general, blue is the most popular color.

Very Popular



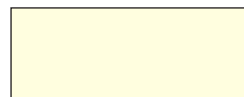
A Variety Of "Greige"



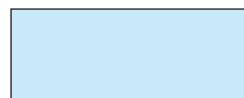
Pale Taupe



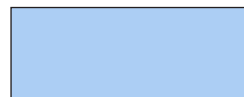
Light Brown



Pale Yellow



Powder Blue



Periwinkle Blue



Cadet Blue



Cerulean Blue

White is not liked, and the thinking is that it was the most popular color for so long that now it seems outdated and boring. People generally want what is new and modern when purchasing new.

You will want to paint the master bath blue but don't select the same color for all the baths or the home will feel redundant. Consider green or another soft color for the other baths. But don't use a white or off-white.

• **Bedrooms:** Blue walls once again seem to add to the value of a home, but it's suggested you select a deeper blue than in the bathroom. A cerulean or cadet blue is nice but pink will detract even in a child's room. The buyer would have to be too specific.

Home buyers' general preference for calm, cool, muted colors such as blue makes good sense in bedrooms—calm is conducive to sleep. Certain pinks and warmer colors in general tend to be stimulating rather than calming.

Consider painting the master bedroom blue and the home's other bedrooms in soft whites or warm neutrals. And if you paint the master bedroom blue, use a "harmonious" shade of blue for the master bathroom. One option that often works is to select a slightly more "muted" version of the bathroom blue for the bedroom—that is, the same blue but with a bit more black added. Avoid using a shade of blue that has some green in one room and a shade of blue that has some purple in the next, they will not blend well.

• **Living room:** Shades of light brown, beige or taupe will likely add to your value. However, in this room, blue or gray walls are not recommended. It is thought that people use their living rooms to entertain and interact - and to "do" things. So they like a color that is more "exciting", yet not vivid. Shades of light brown that fare especially well in living rooms include light beige, pale taupe and oatmeal. Blues and grays that fare especially poorly include pastel gray, periwinkle and pale silver to light blue.

Dining room: Slate and pale blue gray are recommended but not pastel gray or light blue. Reds and really deep colors are especially frowned on in this room.

Kitchen: A soft blue gray is recommended as there are so many other things to distract in this room, from tile to appliances and such. You can use a Yellow if there is low light are aren't any windows, as this color can mimic sunlight. You can choose a very soft yellow but it is recommended that you don't use an orange or deep yellow which mimics a sunset.

PAINT COLORS (Continued)...

According to Zillow.com
UNPOPULAR paint colors for
Resales in the current
Real Estate market



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THE “NEW” WHARF, IN WASHINGTON DC

America’s Oldest Operating Fish Market

The Maine Avenue Fish Market was constructed on a site that has operated as a fish and public market since 1805. The original cluster of fish and oyster houses was replaced by the Municipal Fish Market’s impressive block-long brick structure in 1918, but was demolished in the 1960s as part of further redevelopment plans. Today, only the Lunch Room and the Oyster Shucking and Fish Cleaning Shed remain as reminders of the Municipal Fish Market’s heyday in the 1920s and 1930s, standing as anchors for the current open-air floating market.

The NEW Wharf officially opened in October of 2017 and is outstanding. It’s been said that a visit to the Southwest Waterfront is an opportunity to immerse yourself in the past and newly energized present. And it seems a genuinely fitting description.

Since this period of redevelopment, Southwest has remained mostly untouched. Now, however, the district is being reconnected to the water. As the maritime front porch to the nation’s capital, The Wharf is destined to set a new standard for waterfront urban development and will become the District’s premier destination for water activities, fine dining, shopping, and living, along with a wide variety of live music, cultural events, and festivals.

Beyond unique, brand new restaurants and shops, The Wharf offers countless things to do and see, on and off the water. Take a stroll along the piers, rent a kayak to paddle past some of DC’s most famous attractions, or catch a concert at The Anthem. Many of the restaurants have live music and there are concerts by big name celebrities.

The Fish Market is just outstanding and offers such a variety of food to eat at picnic tables or to bring home. This Municipal Fish Market is the oldest continuously operating open-air fish market in the United States, predating New York City’s Fulton Fish Market by 17 years.

Nestled between the Potomac River and the National Mall, this DC landmark is a true local gem. Choose from unique and vibrant seafood barges, including Jessie Taylor Seafood, The Virgo Fish House, Captain White’s Seafood City and more. You can get fresh or cooked seafood: heaping bushels of blue crab, shucked oysters, clams, shrimp, and freshly caught fish. Stock up for special occasions, grab something for lunch or dinner, or walk over to one of our parks or the Tidal Basin for a scenic picnic. Whatever you do, don’t miss this hometown favorite, chock-full of fresh seafood and local flavor.

The re-imagined Municipal Fish Market includes the restoration of the historic oyster shed, a new operations building, a new fish-cleaning building, a new distillery, as well as a new market hall and retail additions that include a market shed and two small market pavilions. To reduce

**The Wharf just opened for business in October 2017.
1100 Maine Ave SW - Washington, DC
You can take the L’enfant Plaza Metro stop. A great
place to visit for a concert and dinner, a day with the
family and/or your pet and even a weekend.**



congestion, we are also adding new below-grade parking and a Maine Avenue signaled intersection that will improve vehicular access into the site. Finally, we will be adding a new Market Plaza, Market Pier, and Market Square that will enhance the public enjoyment of this one-of-a-kind experience on the waterfront.

Parks & Piers -

The Wharf is home to ten acres of parks, open green spaces, and a stunning village green—as well as four distinct piers for recreation and transportation. It’s a true breath of fresh air in this vibrant DC neighborhood where you can recharge, connect, or just watch the boats go by.

- ▶ **Market Pier** - Direct waterside access for boaters and visitors to our Market Square and the Municipal Fish Market.
- ▶ **Transit Pier** - A bustling launch pad for a wide variety of things to do—from catching the water taxi to seeing live concerts to skating at Wharf Ice Rink in the winter.
- ▶ **District Pier** - The Wharf’s largest pier is a dramatic gathering place and backdrop to our festivals.
- ▶ **Recreation Pier** - Catch the Wharf Jitney, our free ferry to East Potomac Park, or rent a kayak or paddleboard to go out on the water and see a different side of Washington, DC.
- ▶ **7th Street Park** - A lush and energetic green space for relaxation and outdoor workouts featuring walking trails, benches, and stand-up desks.
- ▶ **Waterfront Park** - A 3.5-acre park right at the edge of the Wharf, with rows of willow trees, shady trellises and room for bocce.
- ▶ **Banneker Park** - Just north of Market Square, this open green space connects The Wharf to the L’Enfant Plaza promenade.
- ▶ **East Potomac Day Docks** - The Wharf Jitney lets you off at this dock across the Washington Channel, and it’s also where you can launch or tie up paddle crafts for up to three hours during daylight during operating season (the dock closes at dusk).

Events at The Wharf -

From all-day festivals on the piers to intimate performances at The Anthem, The Wharf is host to a fantastic lineup of things to do in Washington, DC and a great place for live music, waterfront workouts, outdoor movies, art shows, boat parades, and more.

SUMMER GARDENING



With summer weather comes hot and long days. green grass and well-maintained lawn and landscapes look better than ever.

Following are some tips that will help you to keep your property looking its best through the next three months.

One of the best ways to keep your garden vibrant all summer is with seasonal annual flowers. **Annual plants have life cycles of one year or less**, so annual flowers will die in the fall and have to be replaced with a new rotation of flowers. However, with proper watering they have a long bloom time and will keep your garden colorful for a few months.

Some great choices for summer annual flowers include: Vinca, Begonias, New Guinea Impatiens, Sunpatiens, Petunias, and Ageratum. Some perennial flowers which are beautiful and relatively low maintenance include: Daylilies, Salvia and Catmint. For the greatest color impact, consider a combination of annuals and perennials.

One of the best ways to make thick wet grass look good is to mow it twice in different directions. Keep your mower blades sharp and set high to avoid clumping.

Watering Tips: Less frequent watering for longer durations is better than watering for a short time every day. Don't rely on the sprinkler you're using for your lawn to water your trees and shrubs. Their needs are different, and you're better off watering landscape plants with a drip line or by hand. Water trees and shrubs slowly and soak the root system once or twice a week, depending on rainfall. Dig down a few inches into the dirt around your plants. If you come up with dust, they're not getting enough water!

Weeds and Insects: You can treat weeds with a non-selective herbicide like Roundup or do it the old-fashioned way and pull them. A combination of the two is generally most effective, pulling weeds that are close to landscape plants and spraying the weeds in open areas.

Lawn weeds exploit poor quality turf, and one way to keep the grass healthy is with an organic fertilizer treatment. Letting turf grow a little taller is better for it and helps hide any weeds that may be there. If weeds are present in your lawn, a broadleaf weed control treatment is probably a good idea. Some of the best-looking lawns in our area are maintained through a hybrid approach of organic fertilizers and selective chemical treatments for weeds.

Insects are often a problem. Common offenders in our area include bagworms, Japanese beetles and lace bugs. Aphids and scale insects have been prevalent the

last few years as well. Treatments are highly specific to the type of insect and time of the attack. For example, treatment for scale is generally only effective when the "crawlers" are present. Figuring this out is complicated, and it pays to consult a

professional if the problem is getting out of hand.

Pruning: Your shrubs may be looking overgrown, and you can do some light pruning now to eliminate dead wood and crossing branches, improve access to sidewalks, doors or hose bibs or to generally control growth.

Here's a review of proper pruning practices:

- Thin-rather than shear-the shrub;
- Don't leave a stub, but don't flush cut either.
- In selecting what to prune out, look for crossing branches, those that are dead or damaged and branches that create access or sight distance issues.
- Pruning tall shrubs and especially trees; can be dangerous! If you need to use a ladder to do it, you should probably call a professional.

If you're planning to do a major landscape renovation that includes a patio or any element of hardscaping, it's a good idea to get that part of the job done in summer. Hardscape projects can take a long time, and the window of opportunity for fall planting can be narrow. If you head into the fall with that patio, walkway or retaining wall already in place, getting the plants in around it will go a lot quicker.

Take photos:

It's so easy to snap a few photos of your lawn and gardens throughout the summer. This will help you to remember what's planted, the colors and locations when it's time to plan your fall projects.

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COVENANTS INSPECTIONS:

While we understand that there are some aspects of property maintenance that cannot be attended to various times of the year (especially painting and landscaping), and in certain weather conditions, please do your best to keep your property maintained according to LMROA guidelines. If you are issued a violation notice and need an extension of time to complete repairs, please contact the on-site office by calling 703.753.7745.

The LMROA Community Handbook contains useful information covering Design Guidelines, Use Restrictions, Property Maintenance Standards and Enforcement Procedures. Please be sure to correct any violations that may exist on your property. If you need a copy of the most current Lake Manassas Handbook, please let us know and we will provide a copy to you at your request. Following is just a sample of a few important inspection items that need to be continuously maintained:

Mailboxes. Approved box color for the old style mailbox is hunter green and the post color is white or color matched to your existing post. If you need to replace your mailbox, contact Main Street Mailboxes at 703.753.5521. Please feel free to call the on-site management office with any questions at 703.753.7745.

Yards and Lawns. Lawn maintenance items such as weed/crab grass control, dead trees and shrubs and edging as well as replenishing the mulch in your beds need to be continued throughout the year. Please do not leave grass clippings on the sidewalk and/or street.

Home Exteriors. Look at your home and inspect for peeling and blistering paint and rotted wood, staining and green algae. Please power wash and repaint all affected surfaces.

Play equipment. Outdoor play equipment must be approved by the Modifications and Construction Committee. Please obtain your approval before making any purchases. Remember, maintaining your property on a regular basis not only ensures that the standards of the community are preserved, but eliminates the need for violation notices, hearings and possible fines.



COMMUNITY SAFETY:

Please drive slowly and use caution as you drive through the community keeping an eye out for pedestrians and children. Observe yield, stop and speed limit signs; remind your children about the dangers of running and playing in the street and ask them to move out of the way of approaching vehicles.

Prince William County Police make frequent random visits within Lake Manassas and will take appropriate action to address speeding, running stop signs, use of unauthorized motorized vehicles and vandalism. Please obey stop signs and yield signs while driving in the community. You may notice our new electronic speed detection sign placed in various locations throughout the community. This will enable us to best

identify areas where speeding occurs. To supplement regular police patrols, the Board is utilizing the County's Off Duty Police Patrol Program to patrol our streets, which is a "pay for" service. Please obey the laws of the road.

While incidences of vandalism or concerns about suspicious persons/activities are occasionally reported to us, **Prince William County Police should also be notified.** While we can pass your concerns onto our patrol officers, the association can not file a police report on behalf of residents.

STREET PARKING:

We understand that over the holidays, or when you are receiving guests, parking in the street may be necessary. It seems, however, that the issue of vehicles parked in the street on a regular basis is becoming a problem.

When you moved into the community, you were provided with documents containing the covenants, conditions and restrictions for the LMROA. The guidelines state that there is no street parking permitted without prior authorization of management. **If you have room in your driveway then you should not have cars parked in the street.** Understandably, for those who have multiple vehicles, rearranging cars to accommodate those who live in your home can be a nuisance, however, the parking rule was put in place to keep as many vehicles as possible off the roads for the safety and aesthetics of the community. If you or your guests require temporary street parking, please contact the on-site office for approval. If you continually disregard the parking regulations, you may be called to a hearing before the Covenants Committee and also fined for each infraction.

TRASH:

Our trash removal service is provided by American Disposal. Trash is collected weekly on Mondays and Thursdays, with recycling on Mondays and yard debris removal on Thursdays. A special pick up service is available for a fee (white goods, construction debris, etc.), but must be scheduled in advance. Please call American Disposal 703.368.0500 for details and scheduling. Reminder - please be sure not to set your trash out any sooner than the evening before collection (approximately 6 pm); trash cans and containers must be stored out of sight prior to sunrise the day after collection. This includes trash left by a landscaping company. When trash is put out a day or two before pick-up, the overall effect presents an unsightly appearance in our lovely neighborhood. On windy days, trash is easily blown down the street making the street and the community unsightly. Be a good neighbor and tie it down and please be sure to cover all trash. While we understand that trash bags at the curb, may be necessary from time to time, it is recommended that you use the can provided by American Disposal. This will eliminate any trash/debris scattered by birds and wildlife.

For information on special pickups and restrictions please go to www.americandisposal.com.

LEASING A COMMUNITY PROPERTY:

All leases must be a minimum of 12 months in duration. A copy of the lease must be submitted to the management office before the tenant moves in. Without a copy of the lease, your tenants will not be issued vehicle decals, transponders or pool passes. Please have your

(Continued)

tenants stop by the on-site office to pick up a copy of the Lake Manassas Homeowners Handbook and Welcome Package. Remember, tenants are subject to the same residential requirements as all homeowners however, you as the owner, are still responsible for your property. LMROA will contact you as the homeowner for any reconciliation, as needed. **Short term leases and Airbnb's are not permitted in the Lake Manassas community.**

COURTEOUS NEIGHBORS:

Please do not walk on private property which includes residents' lawns and the golf course. Please keep children and animals off the golf course. Golfers retrieving golf balls are allowed to walk in the resident's yards that back up on the golf course.

Noise Ordinance Times: The Prince William County noise ordinance is Monday through Friday from 10 pm until 6 am and on Saturday, Sunday and Holidays from 10 pm until 9 am. If you were to contact the police regarding what you consider to be an inappropriate time for unusually loud noises, they will come out and investigate. But first, speak to your neighbors to explain that the noise is disturbing to you.

Complaints: The on-site office regularly receives complaints on a variety of topics that most recently include:

- Cigarette butts and gum are both unsightly and hazardous to pets when disposed of improperly on the street and/or on private property;
- Dogs barking and biting; Pets off leash and/or roaming and defecating on private property;
- Neighbor's lawns not mowed or weeded properly;
- Grass clippings not removed from street/sidewalk
- Speeding and vehicles running stop signs;
- RV's and/or boats brought into the community and left overnight and/or parked in dangerously in the street, on sidewalks or trails.

Management will address these issues as they arise, however some issues are best resolved neighbor to neighbor. We thank you in advance for following the County laws as well as the community rules and being a considerate neighbor.



COVENANTS PATROLS

SOS Security is providing us with an "after hours" patrol service to record and report street parking and trash violations during times when management staff is not on site (evenings and weekends).

SOS can be spotted in one of their marked patrol cars as seen above. They will photograph violations and email them to the site office where staff will begin due process for violations.

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PHONE CONTACTS

LAKE MANASSAS COMMUNITY

On-site management office	703.753.7745
CMC Corporate / Emergencies	703.631.7200
Gatehouses	703.754.9465
Baltrusol gatehouse	
Stonewall gatehouse	703.754.9951
Stonewall Golf Club Pro Shop	703.753.5101
Brass Cannon Restaurant	703.753.6140
Cable (Comcast) 24-Hour Repair	703.670.3500
Electric Dominion VA Power	888.366.4357
Main Street Mailboxes	703.753.5521
Trash (American Disposal)	703.368.0500
Water/Sewer (PW County)	703.335.7900

EMERGENCIES

Fire or Police (Emergency Only)	911
VA State Police	800.572.2260
Prince William County-PWC Police	703.792.6500
PWC Alleged Crime or Incident Report	703.792.5123
Fire Dept - Gainesville Volunteer	703.754.1112
Gas - Columbia of Virginia	800.543.8911
24-Hour Emergency	800.544.5606
Novant Health Haymarket Medical Center	571.261.3250
Novant Health/Prince William Medical Ctr	703.369.8000
Emergency Room Manassas	703.369.8337
Emergency Services (Haymarket)	571.261.3400
POISON Natl Capital Poison Center	800.222.1222

PRINCE WILLIAM COUNTY

Area Agency on Aging	703.792.6400
Alcohol & Drug Abuse	
Emergency Services Program	703.792.7800
Animal Control - Shelter/Dog Tags	703.792.6465
Evenings/Weekends	703.792.6500
Assessments Property /Tax Payments	703.792.6710
Real Estate Assessments	703.792.6780
Adult or Child Abuse & Neglect	703.792.4200
After 5 pm and on Weekends	703.792.6500
Prince William County Govt Information	703.792.6000
Substance Abuse	703.792.7800
Election & Voter Information	703.792.6470
Department of Parks & Recreation	703.792.7060
Park Authority	703.792.7275
Recycling	703.792.4670
Library Administration	703.792.6100
Licenses / Auto/Business	703.792.6710
Mental Health Emergency Services	703.792.7800
Miss Utility	800.552.7001
Schools Prince William Public	703.791.7200
Sheriff Non-Emergency & Info	703.792.6070
Social Services	703.792.7500
Tourism & Visitors Bureau	703.396.7130
Transportation Department	703.792.6825
Metro Customer Info	202.637.7000
OmniRide Commuter bus/ride	703.730.6664
Virginia Railway Express (VRE)	703.684.1001
Virginia Department of Transportation	703.366.1900
Verizon	800.483.3000
Zoning Administration	703.792.6830



Support the LOCAL businesses who support the Lake Manassas community, tax

base, schools, sports teams, events and this community publication!

Consider them for all of your business or we could lose local options to the internet!

LAKE MANASSAS CONNECTION

NEWSMAGAZINE PUBLICATION DATES & INFO

Advertising, Photo & Article Deadlines are as follows:

Summer Issue: Deadline: June 1

Fall Issue: Deadline: September 1

Winter Issue: Deadline: December 1

Spring Issue: Deadline: March 1

For information call Imagery at 703.723.3400

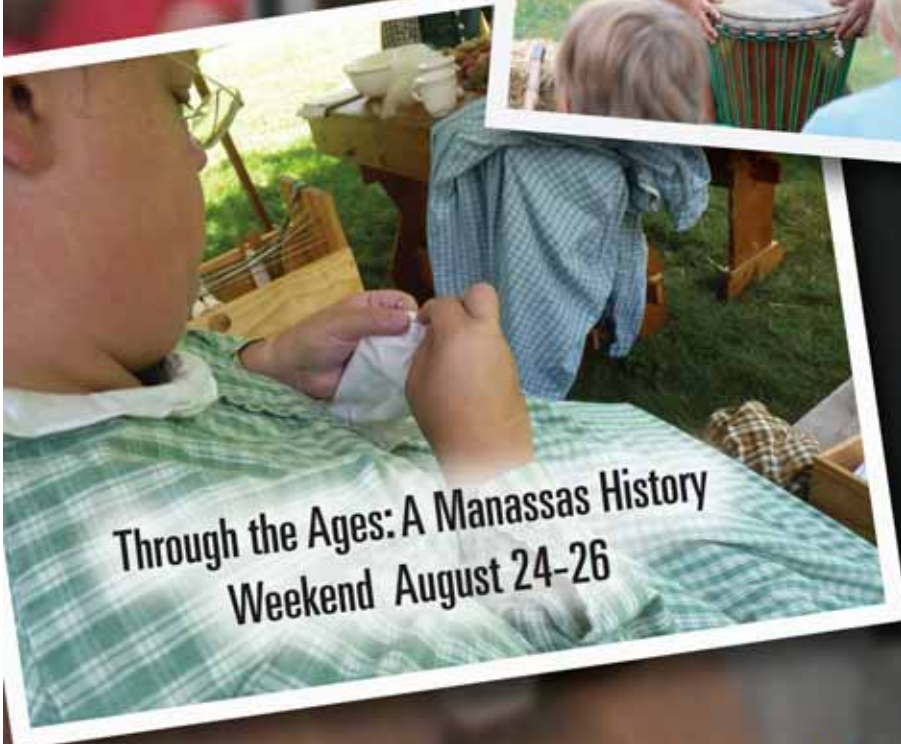
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